

141.0

0002

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

756,400 / 756,400

USE VALUE:

756,400 / 756,400

ASSESSED:

756,400 / 756,400



PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		WALNUT TERR, ARLINGTON

OWNERSHIP

Owner 1:	MAC CARN DAVID W-ETAL	Unit #:
Owner 2:	MC DANIEL JULIE A	
Owner 3:		

Street 1: 9 WALNUT TERRACE

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:	Own Occ:	N
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,224 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1935, having primarily Wood Shingle Exterior and 2493 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

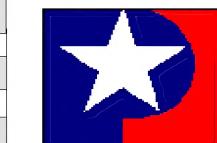
LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6224		Sq. Ft.	Site		0	70.	0.97	8									424,705						424,700	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								90564
								GIS Ref
								GIS Ref
								Insp Date
								04/23/09

Total Card / Total Parcel
756,400 / 756,400
756,400 / 756,400
756,400 / 756,400



USER DEFINED

Prior Id # 1:	90564
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	01:07:37
Print	
Reval Dist:	
Fact Dist:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID 141.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	327,200	4500	6,224.	424,700	756,400	756,400	Year End Roll	12/18/2019
2019	101	FV	263,300	4500	6,224.	424,700	692,500	692,500	Year End Roll	1/3/2019
2018	101	FV	263,300	4500	6,224.	376,200	644,000	644,000	Year End Roll	12/20/2017
2017	101	FV	263,300	4500	6,224.	315,500	583,300	583,300	Year End Roll	1/3/2017
2016	101	FV	263,300	4500	6,224.	315,500	583,300	583,300	Year End	1/4/2016
2015	101	FV	247,400	4500	6,224.	273,000	524,900	524,900	Year End Roll	12/11/2014
2014	101	FV	247,400	4500	6,224.	263,900	515,800	515,800	Year End Roll	12/16/2013
2013	101	FV	247,400	4500	6,224.	251,200	503,100	503,100		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21417-279		9/1/1991		162,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/26/2002	719	Dormers	40,000	O		G4	GR FY04	NEW DORMER WITH BA
6/22/1993	273	Manual	5,000					REPAIR DWELLING

ACTIVITY INFORMATION

Date	Result	By	Name
4/23/2009	Inspected	189	PATRIOT
1/12/2009	Measured	345	PATRIOT
4/7/2000	Inspected	263	PATRIOT
12/1/1999	Mailer Sent		
11/22/1999	Measured	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 5	- Cape			Full Bath: 1	Rating: Good			bsmt sink.												
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath: 1	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good															
Foundation: 1	- Concrete			A 3QBth:	Rating:															
Frame: 1	- Wood			1/2 Bath: 1	Rating:															
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:															
Sec Wall:				OthrFix: 1	Rating: Average															
Roof Struct: 1	- Gable			OTHER FEATURES																
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good															
Color: GRAY				A Kits: 1	Rating:															
View / Desir:				Fpl: 2	Rating: Average															
GENERAL INFORMATION				WSFlue: 1	Rating:															
Grade: C	- Average			CONDOS INFORMATION																
Year Blt: 1935	Eff Yr Blt:			Location:																
Alt LUC:				Total Units:																
Jurisdct: G4	Fact: .			Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION																
Avg Ht/FL: STD				Phys Cond: GD - Good	18.6 %															
Prim Int Wall: 2	- Plaster			Functional:																
Sec Int Wall: 1	- Drywall			Economic:																
Partition: T	- Typical			Special:																
Prim Floors: 3	- Hardwood			Override:																
Sec Floors:				Total:	18.6 %															
Bsmnt Flr: 14	- Asphalt Tile			CALC SUMMARY																
Subfloor:				Basic \$ / SQ: 105.00																
Bsmnt Gar: 1				Size Adj.: 1.19151616																
Electric: 3	- Typical			Const Adj.: 0.99989998																
Insulation: 2	- Typical			Adj \$ / SQ: 125.097																
Int vs Ext: S				Other Features: 99437																
Heat Fuel: 2	- Gas			Grade Factor: 1.00																
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000																
# Heat Sys: 1				NBHD Mod:																
% Heated: 100				LUC Factor: 1.00																
Solar HW: NO				Adj Total: 401942																
% Com Wall				Depreciation: 74761																
				Depreciated Total: 327180																
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:
SPEC FEATURES/YARD ITEMS				PARCEL ID 141.0-0002-0016.0																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
3	Garage	D	Y	1	14X24	A	AV	1935	22.44	T	40	101			4,500			4,500		
More: N				Total Yard Items:				4,500				Total Special Features:				Total: 4,500				
SUB AREA				SUB AREA DETAIL																
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten										
BMT	Basement	1,108	49.730	55,096	BMT	100	RRM	50	A											
FFL	First Floor	1,108	125.100	138,607																
TQS	3/4 Story	831	125.100	103,955																
WDK	Deck	146	12.850	1,876																
OFFP	Open Porch	80	37.120	2,970																
Net Sketched Area: 3,273				Total: 302,504																
Size Ad	1939	Gross Are	3550	FinArea	2493															
IMAGE				AssessPro Patriot Properties, Inc																